

RESOLUTION OF THE GOVERNING BOARD OF THE
REDWOODS COMMUNITY COLLEGE DISTRICT
APPROVING A TENTATIVE AGREEMENT TO SELL THE REAL PROPERTY LOCATED
AT 286 SPROWEL CREEK ROAD IN GARBERVILLE, CALIFORNIA

THE GOVERNING BOARD OF THE REDWOODS COMMUNITY COLLEGE DISTRICT
DOES HEREBY RESOLVE AS FOLLOWS:

WHEREAS, in 2010, the Redwoods Community College District (“the District”) purchased from the Southern Humboldt Unified School District the school property located at 286 Sprowel Creek Road, Garberville, CA, 95542 (“the Property”). Since then, the District has improved that property and has been offering college classes at that location.

WHEREAS, over the last five years that the District has offered classes at the Property, the number of full time equivalent students taking courses at the Garberville site has been disappointingly small. As a result, the District’s business office estimates that the College District is losing on an annual basis approximately \$17,350 due to its operations at the Property. There is no reasonable expectation that the enrollment there will increase materially in the future. Accordingly, the operation of the Garberville site is adversely affecting the District’s budget each year with no expectation that this budget shortfall will change in the foreseeable future.

WHEREAS, recently the Southern Humboldt Community Healthcare District has expressed interest in buying the Property for the purpose of providing medical services at the site, including the construction of a new hospital, a use that would be of great benefit to the local community. The parties have negotiated a tentative sale as provided in the proposed sale agreement. In particular, the Healthcare District has offered the College District \$1,100,000 to purchase the site, with the understanding that the College District would also be entitled to utilize agreed-upon space at the Property for the purpose of offering college classes at that location.

WHEREAS, the tentative agreement to the sell the Property includes a contingency that the District must first obtain a written waiver from the Southern Humboldt Unified School District regarding its right of first refusal to purchase the site as provided in the 2010 purchase agreement; and a contingency that the Healthcare District must confirm its financing to purchase the site at the stated price along with an opportunity to conduct all appropriate inspections of the Property during the due diligence period called for in the tentative sale agreement.

WHEREAS, the Board finds that the proposed sale of the Property to the Healthcare District for the stated price would provide significant benefits to the local community by making available much needed health care services, including a new hospital, in southern Humboldt County. The sale would also allow the College District to stop incurring annual losses due to its operations at that site, while still having the opportunity to offer classes at that location subject to the approval of the Healthcare District.

WHEREAS, Education Code sections 81430-81432 permit the District to sell the Property to another public entity on such terms as the parties may agree so long as a summary of the Board's proposed sale is published as required by section 81432 and so long as the District Board approves the sale agreement unanimously following the public hearing.

NOW, THEREFORE, the Board declares the Property to be surplus, hereby approves the tentative agreement to sell the Property to the Healthcare District for \$1,100,000, directs District staff to publish a summary of this resolution as required by law, and to thereafter schedule a public hearing so that the entire Board may consider public comment and then take final action regarding whether to approve the sale of the Property as outlined above.

ADOPTED unanimously this 1 day of November, 2016.

I, _____, Clerk of the Redwoods Community College District Board, do hereby certify that the above resolution, proposed by Trustee _____, and seconded by Trustee _____, was duly passed and adopted by the Governing

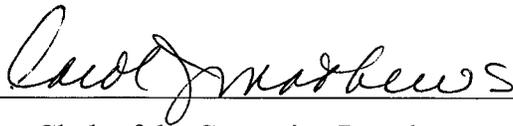
Board of the District at its meeting conducted this 1 day of November, 2016, by the following vote:

AYES: TRUSTEE: 7

NOES: TRUSTEE: 0

ABSENT: TRUSTEE: 1

ATTEST:

A handwritten signature in cursive script, appearing to read "Cheryl Matthews", is written over a horizontal line.

Clerk of the Governing Board

